

**GOVERNMENT OF ANDHRA PRADESH**  
**A B S T R A C T**

Town Planning - Nirmal Municipality - Change of Land use from public and semi-public use and industrial use to Residential use Zone in Sy.No.29 to 33, 36 to 39, 45 to 54, 535 & 538 to 542 of Venkatapuram(V), Nirmal to an extent of Ac.69.10 ½ Guntas - Draft Variation - Confirmed - Orders - Issued

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O.Ms.No. 381**

**Dated:30-08-2011.**  
**Read the following:-**

- 1) G.O.Ms.No.44 MA., dated 19-01-1990.
- 2) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.6162/2009/W, dt:05-02-2010.
- 3) Govt. Memo No.2505/H1/2010-2 , dated:02-07-2011
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.334-A, Part-I, dt:06-07-2011
- 5) Director of Town & Country Planning, Hyderabad Lr.No.6162/2008/W, dated:26-08-2011

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**O R D E R:-**

The draft variation to the Nirmal General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.44 MA., dated 19-01-1990 was issued in Government Memo. No.2505/H1/2010-2, Municipal Administration & Urban Development Department, dated:02-07-2011 and published in the Extraordinary issue of A.P. Gazette No.334-A, Part-I, dated 06-07-2011. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad his letter dated:26-08-2011 has stated that the Municipal Commissioner, Nirmal has informed that the applicant has paid an amount of Rs.16,83,730/- (Rupees sixteen lakhs eighty three thousand seven hundred and thirty only) towards conversion charges as per G.O.Ms.No.158., MA., dated 22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**B.SAM BOB**  
**PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Warangal .

The Municipal Commissioner, Nirmal Municipality, Nirmal.

**Copy to:**

The individual through the Municipal Commissioner, Nirmal Municipality, Nirmal.

The District Collector, Adilabad District.

SF/SC.

**//FORWARDED ::BY:: ORDER//**

**SECTION OFFICER**

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nirmal Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.334-A, Part-I, dated:06-07-2011 as required by clause (b) of the said section.

**VARIATION**

The site in Sy.No.29 to 33, 36 to 39, 45 to 54, 535 & 538 to 542 to an extent of Ac.69.10 ½ Guntas of Venkatapuram(V), Nirmal Town , the boundaries of which are as shown in the schedule below and which is earmarked for public and semi-public use and Industrial use in the General Town Planning Scheme (Master Plan) of Nirmal Town sanctioned in G.O.Ms.No.44 MA., dated 19-01-1990, is designated for Residential use by variation of change of land use as marked “A,B,C,D, E” and F,G,H,I,J,K,L,M,N,O,P,Q,R,S,” as shown in the revised part proposed land use map bearing GTP NO.6162/08/W, which is available in Municipal Office, Nirmal Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain prior approval for layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall maintain 30M (100'-0") wide buffer in the site boundary towards North Western side, in view of the existing water body.
8. The applicant shall handover the side affected in road area ie., (1) Area of 6237.30 Sq.Mtrs. towards Eastern side due to widening of 30'-0" wide existing road to 60'-0" wide as per Master Plan (2) Area of 1195.62 Sq. Mtrs. towards southern side due to widening of 20'-0" wide existing road to 60'-0" wide as per the Master Plan and (3) Area of 1757.366 Sq. Mtrs. towards Western side due to widening of 30'-0" existing road to 40'-0" wide) of 9190.58 Sq.Mtrs. through the gift deed on free of cost to the Municipality.
9. The applicant shall take prior permission before the commencing the development work from the competent authority.
10. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

	<b><u>Site (A to E)</u></b>	<b><u>Site (F to S)</u></b>
North:	Thimmapur village boundary (Ibrahim Tank)	Existing 100'-0" wide road.
East:	Sy.No.55	Proposed 60'-0" wide Master Plan road.
South:	Existing 100'-0" wide road	Proposed 60'-0" wide road and Sy.No.535, 543, 28 and 24.
West:	Thimmapur village boundary (Ibrahim Tank)	Existing 30'09" wide road.

B.SAM BOB  
 PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER